

Application ref: 2017/6497/P  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Date: 6 April 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Project 5 Architecture LLP  
8 Waterson Street  
London  
E2 8HL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**34 Frederick Street**  
**London**  
**WC1X 0ND**

Proposal:

Replacement of doors and windows and internal works.

Drawing Nos: 6214-FS34-OSmap

6214-FS34-Block Plan

- 6214-FS34-E01 existing basement
- 6214-FS34-E02 existing ground floor
- 6214-FS34-E03 existing first floor
- 6214-FS34-E04 existing second floor
- 6214-FS34-E05 existing third floor
- 6214-FS34-E06 existing fourth floor (attic)
- 6214-FS34-E07 existing roof plan
- 6214-FS34-E08 existing elevations
- 6214-FS34-P01 proposed basement
- 6214-FS34-P02 proposed ground floor
- 6214-FS34-P03 proposed first floor
- 6214-FS34-P04 proposed second floor
- 6214-FS34-P05 proposed third floor
- 6214-FS34-P06 proposed fourth floor (attic)
- 6214-FS34-P07 proposed roof plan
- 6214-FS34-P08 proposed elevations

6214-FS34-P09 proposed rooflight & TV aerial installation  
6214-FS34-F02 proposed finishes ground floor  
6214-FS34-F03 proposed finishes first floor  
6214-FAC-D01B secondary glazing  
6214-FAC-D02 secondary glazing  
6214-FAC-D102 security gate  
6214-FAC-D200B damp-proofing system  
6214-FAC-D204 flooring/hardwood threshold details  
6214-FAC-D268 dry-lining details  
6214-FAC-D269 dry-lining details  
6214-FS34-D&A Design & Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

6214-FS34-OSmap  
6214-FS34-Block Plan  
6214-FS34-E01 existing basement  
6214-FS34-E02 existing ground floor  
6214-FS34-E03 existing first floor  
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6214-FAC-D102 security gate  
6214-FAC-D200B damp-proofing system  
6214-FAC-D204 flooring/hardwood threshold details  
6214-FAC-D268 dry-lining details  
6214-FAC-D269 dry-lining details  
6214-FS34-D&A Design & Access Statement

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 a) Notwithstanding the approved drawings, no new boiler outlets, flues or vents are to be installed without written approval on the external appearance being sought from the local authority;

b) Notwithstanding the approved drawings, the replacement of windows is not permitted until the following information has been submitted and approved in writing by the local authority prior to the windows being replaced: photograph of existing window, justification for its replacement and detailed drawings of the proposed new window (section, elevation and plan at min 1:20);

c) All new worktops to be scribed around existing architraves and window frames.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade-II-listed terraced townhouse of the early 19th century by Cubitt, now converted to flats, and situated in the Bloomsbury Conservation Area.

The applicant proposes rebuilding the rear doorway to the basement, removing and replacing a security gate, minor alteration of partitions, installation of secondary glazing, a new basement door, plasterboard ceilings to be replaced, drylining, new kitchens and bathrooms, soundproof flooring mats with timber thresholds scribed around door frames and the chimney is to be rebuilt like for like.

No notching or drilling of joists and underfloor structures is consented. Existing service runs must be used. Where lime plaster is disturbed, it is to be repaired using lime plaster. If not carried out according to the method statement given below, the installation of smoke detectors and the alarm system will require additional consent.

In flats that are vacant and awaiting refurbishment, it is agreed that a breakglass and a control box at ground floor level and one detector/alarm ceiling device on each level of the common hall are acceptable. In each flat a ceiling device will be installed in the hall on each level. These devices will be mains powered by installing wiring via the floors above. Existing holes and notches in joists must be used and no additional drilling or notching of joists is permitted. Where wiring is chased into lime plastered walls, they must be made good using lime plaster. No visible conduit or surface-mounted wiring is permitted.

In flats that have already been decorated, it is agreed that a breakglass and a control box at ground floor level and a detector/alarm ceiling device on each level of the common hall are acceptable. In each flat a ceiling device may be installed in the hall on each level. These devices are to be battery powered. No visible conduit or surface-mounted wiring is permitted.

The proposed works will not harm neighbouring amenity.

No relevant objections have been received prior to making this decision. One correspondent wrote that the description of intended works was inaccurate, the works will not solve the building's problems and that the tenant had not given consent. None of these is a valid reason under the Planning Acts to refuse planning permission for the works in the proposal. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £????(???sqm x £50) for the Mayor's CIL and £????(???sqm x £500/£450/£250/£175/£150/£45/£40/£30/£25 using the relevant rate for uplift in that type of floorspace ) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR

to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

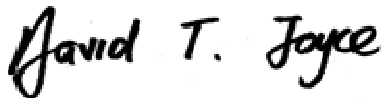
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning